176.0	0010	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	661,800 / 661,800
					USE VALUE:	661,800 / 661,800
					ASSESSED:	661,800 / 661,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEY LAURIE A
Owner 2:	
Owner 3:	
Street 1:	60 WILBUR AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CLARK SCOTT M & CORINNE M -
Owner 2:	-
Street 1:	60 WILBUR AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .085 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 2124 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3686.000	290,400		371,400	661,800
Total Card	0.085	290,400		371,400	661,800
Total Parcel	0.085	290,400		371,400	661,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.58 /Parcel: 311.58

Legal Description

User Acct 119204

GIS Ref

GIS Ref

Insp Date 06/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 176.0-0010-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,400	0	3,686.	371,400	661,800		Year end	12/23/2021
2021	101	FV	279,800	0	3,686.	371,400	651,200		Year End Roll	12/10/2020
2020	101	FV	279,800	0	3,686.	371,400	651,200	651,200	Year End Roll	12/18/2019
2019	101	FV	225,100	0	3,686.	366,100	591,200	591,200	Year End Roll	1/3/2019
2018	101	FV	225,100	0	3,686.	281,200	506,300	506,300	Year End Roll	12/20/2017
2017	101	FV	225,100	0	3,686.	265,300	490,400	490,400	Year End Roll	1/3/2017
2016	101	FV	225,100	0	3,686.	244,100	469,200	469,200	Year End	1/4/2016
2015	101	FV	210,400	0	3,686.	228,100	438,500	438,500	Year End Roll	12/11/2014

!13845!

PRINT

Date	Time
12/30/21	17:49:59

LAST REV

Date	Time
07/10/18	11:09:49
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13845

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLARK SCOTT M &	1319-121		5/10/2006		395,000	No	No		
	1031-82		6/1/1987		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2010	168	Addition	80,000					12X24 2 STORY ADDI
12/30/2009	1281	New Wind	4,705					

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	MEAS&NOTICE	BS	Barbara S
6/14/2010	Info Fm Prmt	BR	B Rossignol
2/19/2009	Measured	197	PATRIOT
10/10/2006	MLS	HC	Helen Chinal
2/26/2000	Inspected	264	PATRIOT
12/22/1999	Measured	243	PATRIOT
7/22/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	119204
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3686		Sq. Ft.	Site		0	70.	1.44	6									371,407						371,400	

Total AC/HA:	0.08462	Total SF/SM:	3686	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	371,407	Spl Credit		Total:	371,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.27949643
Const Adj.:	0.99989998
Adj $ / SQ:	140.731
Other Features:	70950
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	356706
Depreciation:	66347
Depreciated Total:	290359

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

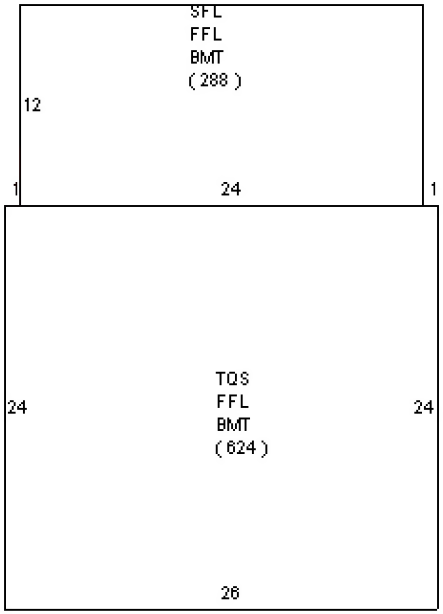
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	140.73
Special Features:	0	Val/Su Net:	112.56
Final Total:	290400	Val/Su SzAd	174.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	55.940	51,018
FFL	First Floor	912	140.730	128,346
TQS	3/4 Story	468	140.730	65,862
SFL	Second Floor	288	140.730	40,530

Net Sketched Area:	2,580	Total:	285,756
Size Ad	1668	Gross Area	2736	FinArea	2124
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0010-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	